

FOR LEASE

±4,888-14,629 Sq. Ft.

LIZOTTE

AND ASSOCIATES REAL ESTATE INC



10651 – 102 Street, Edmonton, AB

DOWNTOWN WAREHOUSE STORAGE SPACE

Property Highlights

- Current Retail/Office with ample storage and grade loading
- Low-cost downtown space, ideal for warehouse or storage, with existing office space
- Ideal central location with easy access to public transit
- Walking distance to Rogers Place and other amenities
- Multiple floor plan configuration possibilities, including the potential for indoor parking
- Secure building with regular security patrol



780.488.0888



www.lizotterealestate.com



#1200, 10117 Jasper Avenue
Edmonton, AB T5J 1W8



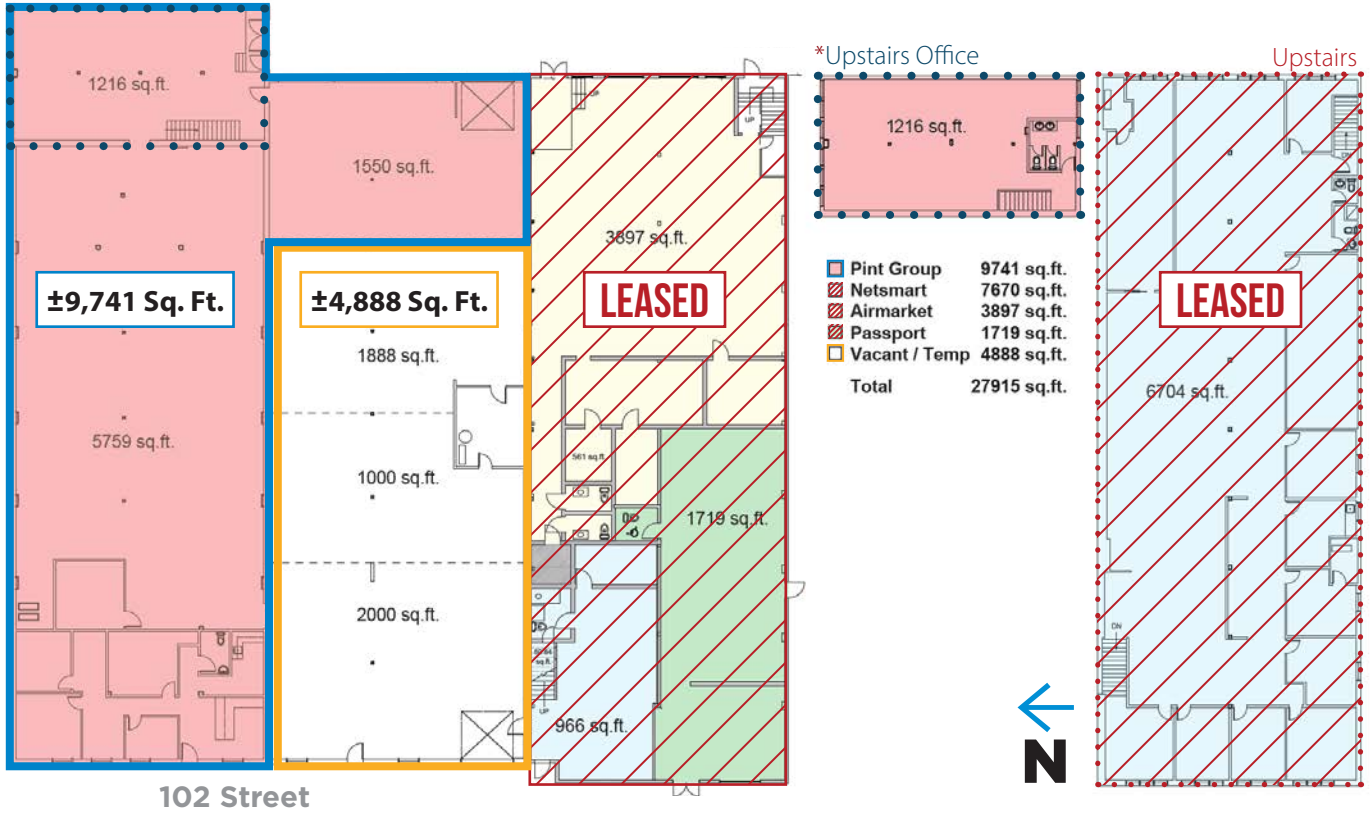
No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

FOR LEASE

Downtown Warehouse Storage Space

LIZOTTE
AND ASSOCIATES REAL ESTATE INC

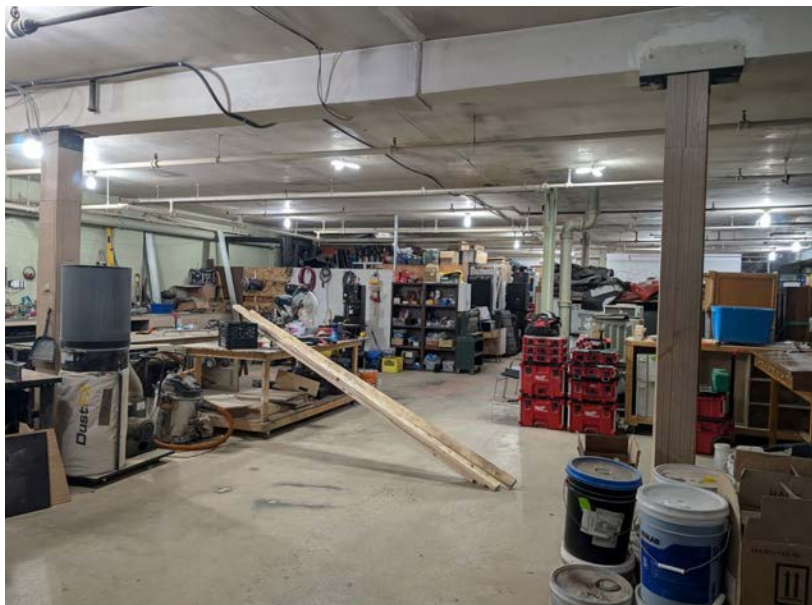
Floor Plan ±14,629 Sq. Ft. Available



FOR LEASE

±4,888 Sq. Ft. Unit

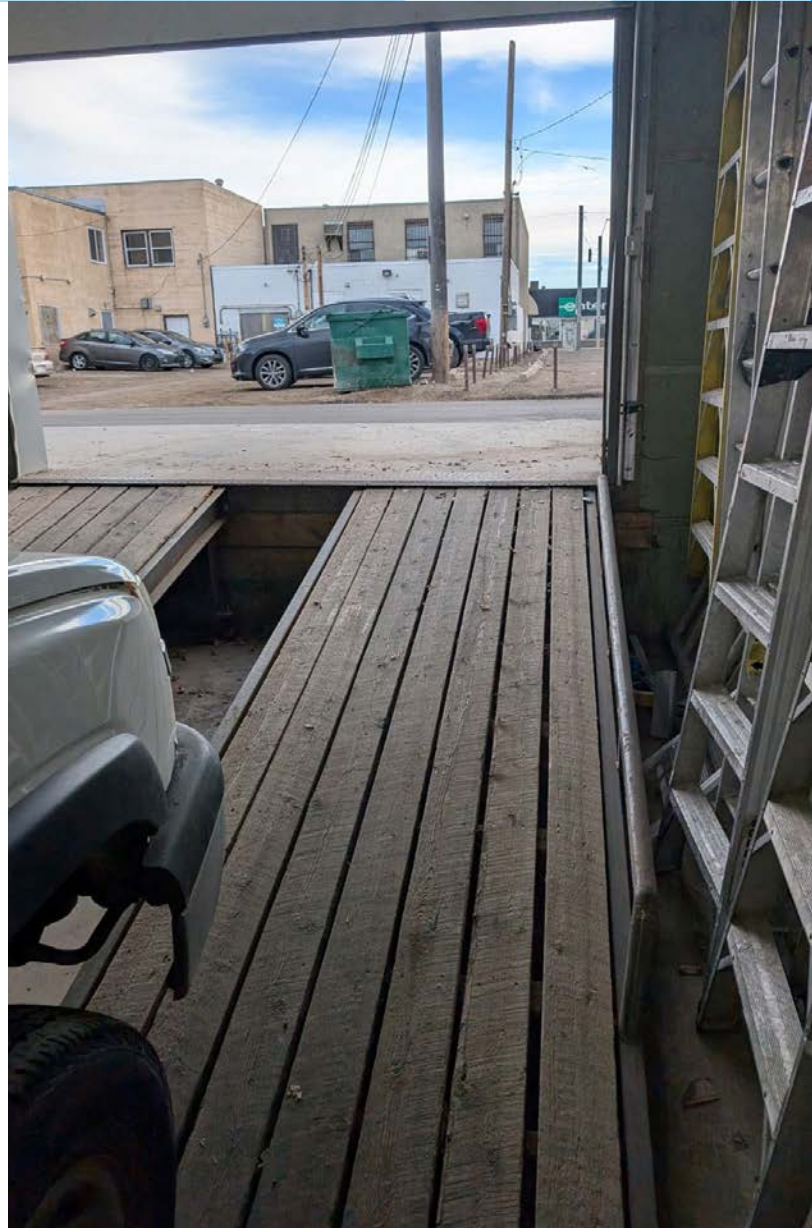
LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

±9,741 Sq. Ft. Unit

LIZOTTE
AND ASSOCIATES REAL ESTATE INC



FOR LEASE

Downtown Warehouse Storage Space

LIZOTTE

AND ASSOCIATES REAL ESTATE INC

Property Information

Municipal Address: 10651 - 102 Street, Edmonton, AB

Size: ±4,888 Sq. Ft.
±9,741 Sq. Ft.
±14,629 Sq. Ft. ***Combined**

Zoning: MU (Mixed Use)

Parking: 4 Stalls *if whole space is leased

Power: 400 Amp, 3 Phase TBC

Ceiling Height: 10'

Loading: (1) 10'x12' Grade door
(1) 10'x12' Grade to below grade door

Possession: Immediate/negotiable

\$\$\$

Lease Rate: \$12.00/Sq. Ft. (NNN)

OP Cost: \$5.35/Sq. Ft. *Utilities Included

Contact

Chuck Clubine
Senior Associate
Cell: 780.264.7773
Direct: 780.784.6553
chuck@lizotterealestate.com

Tom Dean
Associate
Cell: 780.920.8019
Direct: 780.784.6550
tom@lizotterealestate.com

Vada Giguere
Executive Assistant
Direct: 780.784.6556
vada@lizotterealestate.com

